184.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,600 / 709,600
					USE VALUE:	709,600 / 709,600
					ASSESSED:	709,600 / 709,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
352		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEVERS JOLANDI & NICO
Owner 2:	
Owner 3:	
Street 1:	352 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MELLO GARY S -
Owner 2:	-
Street 1:	352 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,876 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Vinyl Exterior and 1867 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6876.000	271,200		438,400	709,600
Total Card	0.158	271,200		438,400	709,600
Total Parcel	0.158	271,200		438,400	709,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.03 | /Parcel: 380.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123869
GIS Ref
GIS Ref
Insp Date 07/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,200	0	6,876.	438,400	709,600	709,600	Year End Roll	12/18/2019
2019	101	FV	264,600	0	6,876.	438,400	703,000	703,000	Year End Roll	1/3/2019
2018	101	FV	264,100	0	6,876.	369,500	633,600	633,600	Year End Roll	12/20/2017
2017	101	FV	264,100	0	6,876.	338,200	602,300	602,300	Year End Roll	1/3/2017
2016	101	FV	264,100	0	6,876.	288,100	552,200	552,200	Year End	1/4/2016
2015	101	FV	219,800	0	6,876.	250,500	470,300	470,300	Year End Roll	12/11/2014
2014	101	FV	219,800	0	6,876.	231,700	451,500	451,500	Year End Roll	12/16/2013
2013	101	FV	219,800	0	6,876.	220,500	440,300	440,300		12/13/2012

!14316!

PRINT

Date	Time
12/11/20	04:10:42

LAST REV

Date	Time
07/11/19	13:57:55
jorourke	
14316	

USER DEFINED

Prior Id # 1:	123869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELLO GARY S,	72739-86	1	6/11/2019		795,000	No	No		
MELLO GILBERT S	44846-373		3/22/2005	Family	1	No	No		
MELLO GILBERT/E	24512-234		5/5/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2007	354	Re-Roof	4,000	C				
7/19/2005	638	Redo Bat	20,000	C		G7	GR FY07	
4/24/2000	275	Wood Dec	3,500	C				9X14 WDK
9/23/1997	573	Manual	4,000					WALK-STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	MEAS&NOTICE	CC	Chris C
12/17/2008	Measured	336	PATRIOT
1/3/2000	Meas/Inspect	263	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6876		Sq. Ft.	Site		0	70.	0.91	7									438,396						438,400	

Total AC/HA: 0.15785 | Total SF/SM: 6876 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 438,396 | Spl Credit | Total: 438,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	3	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98088205
Adj $ / SQ:	125.798
Other Features:	92156
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333134
Depreciation:	61963
Depreciated Total:	271171

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

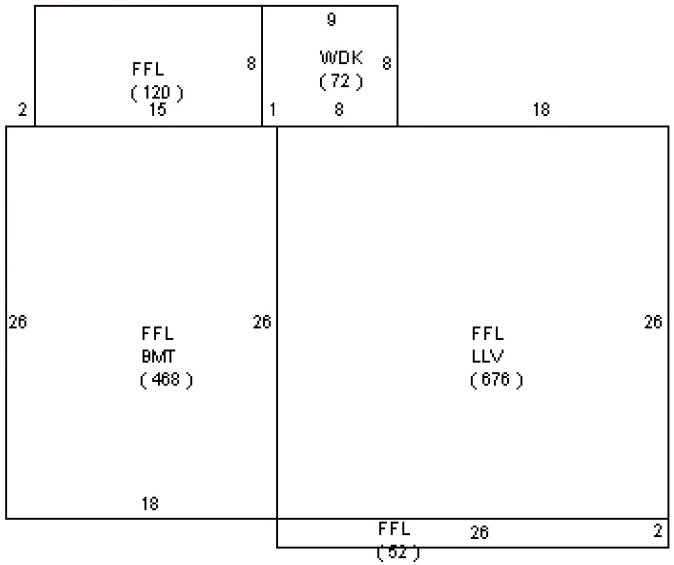
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.80
Special Features:	0	Val/Su Net:	107.11
Final Total:	271200	Val/Su SzAd	206.08

SKETCH



Sum Area By Label :
FFL = 1316
BMT = 468
LLV = 676
WDK = 72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,316	125.800	165,550
LLV	Lower Level	676	73.590	49,748
BMT	Basement	468	52.460	24,550
WDK	Deck	72	15.690	1,130

Net Sketched Area:	2,532			Total:	240,978
Size Ad	1316	Gross Are	2532	FinArea	1867

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

184.0-0006-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	